



## Board of County Commissioners Agenda Request 10

**Date of Meeting:** January 27, 2004

**Date Submitted:** January 21, 2004

**To:** Honorable Chairman and Members of the Board  
**From:** Parwez Alam, County Administrator  
Vincent S. Long, Assistant County Administrator  
**Subject:** Approval of Annual Continuing Services Contract for Affordable Housing Replacement Housing Construction Services to Pearson Construction Co., Inc. and Blue Chip Construction Co., Inc.

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### **Statement of Issue:**

This item seeks Board approval to award an annual continuing services contract for the construction of replacement homes to Pearson Construction Co., Inc. and Blue Chip Construction Co., Inc. (Attachment # 1).

### **Background:**

Pursuant to the Local Housing Assistance Plan (LHAP), the Housing Rehabilitation Program provides for the construction of replacement homes to very low and low-income citizens who reside in the unincorporated areas of the county. The replacement of the existing single family, owner occupied units, whether stick built or modular, is made available to persons who apply to the rehabilitation program but whose dwelling is unsuitable by current housing standards to rehabilitate. The Housing Rehabilitation Program has an ongoing need for new construction for replacement of currently substandard, owner occupied single family homes. A bid was prepared to contract for new construction for replacement of currently substandard, owner-occupied, single-family homes (Attachment # 2).

### **Analysis:**

The bid was advertised locally and 500 Vendors were notified through the automated vendor system. A total of 13 Vendors requested the bid package; the County received 4 Bids and selected the two lowest bidders. The bid tabulation sheet appears as Attachment # 3.

Vendor	Bid Amount for 2 BRM	Bid Amount for 3 BRM
Pearson Construction Co. Inc.	\$48,100	\$59,850
Blue Chip Construction Co. Inc.	\$50,871	\$56,500

The prices above are comparable to, or less than, prices for similar housing reconstruction services recently contracted by the Housing Program. For each specific home replacement project, these two vendors will submit a bid price to include the cost of the house construction and other necessary costs such as site work and demolition. The contractor with the lowest combined price will be awarded the bid on that specific home site.

Rather than bid each new construction/replacement project contract separately, an annual continuing services contract will save the county money and time. The intent of the bid is to contract for the construction of new two and three bedroom homes to replace substandard, owner occupied single family homes. The existing structure, either stick-built or modular home, must be deemed unsuitable for rehabilitation by the Housing Services Department. In accordance with the bid and contract documents, the work will result in a complete finished product, ready for use by the homeowner. It is estimated that the winning contractors could construct at least five new homes within the year.

This approach has been very successful during the past two years, saving countless man hours and the processing time it takes to get assistance to low income residents in substandard housing units. The continuing contract for construction services provides home replacement to very low and low-income citizens who reside in the unincorporated areas of the County and whose homes are unsuitable for rehabilitation by current housing standards.

The M/WBE Office supports staff recommendation of Pearson Construction Co. Inc. and Blue Chip Construction Co. Inc., as they have met the M/WBE aspirational composite participation level goal for the project (Attachment # 4).

Fiscal Year 2003/2004 SHIP funds have been allocated to cover the costs associated with the construction of these homes.

#### **Options:**

1. Approve the annual Continuing Services Contracts to Pearson Construction Co. Inc. and to Blue Chip Construction Co. Inc. and authorize the Chairman to execute. 17

2. Do not approve the annual Continuing Services Contracts.

Attachment # 2  
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3. Board direction

**Recommendation:**

Option #1.

**Attachments:**

1. Continuing Service Contracts
2. Bid Documents
3. Bid Tabulation Sheet
4. M/WBE Analysis

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